

Planning and Growth Management Committee

Meeting No.	15	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, May 8, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

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Planning and Growth Management Committee

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Meeting Date	Thursday, May 8, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

PG15.1	Amended			Ward: 31, 34
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O'Connor/Bermondsey Business Area Study and Interim Control By-law - Final Report

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3.
2. City Council amend Zoning By-law 6725, as amended, for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached to the supplementary report (May 22, 2008) from the Chief Planner and Executive Director, City Planning Division, (PG15.1a), as Attachment 1.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendment as may be required.
4. In the event that the proposed amendments are appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in support of the recommendations contained within the report.
5. In the event that the Site Plan Control Application for 20 Curity Avenue is appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board in opposition to such Site Plan Control approval; and further, the Acting Chief Planner and Executive Director of City Planning Division, in consultation with the City Solicitor, be authorized to settle such Site Plan appeal on terms satisfactory to him.
6. As part of the Site Plan Control application, City Planning and Transportation Services

staff, in consultation with the City Solicitor, examine ways to discourage traffic infiltration into the adjacent Parkview Hills neighbourhood, such as limiting the number or location of access points for entrance and exit to the site, and traffic control regulations.

7. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given with respect to the changes to the proposed Zoning By-law Amendment as set out in this report;
8. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
9. City Council authorize the City Solicitor and appropriate City Staff to appear before the Ontario Municipal Board in support of the recommendations contained within the report.

Statutory - Planning Act, RSO 1990

(March 25, 2008) Report from Acting Chief Planner and Executive Director, City Planning

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3.
2. City Council amend Zoning By-law 6725, as amended, for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendment as may be required.
4. In the event that the proposed amendments are appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in support of the recommendations contained within the report.
5. In the event that the Site Plan Control Application for 20 Curity Avenue is appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board in opposition to such Site Plan Control approval; and further, the Acting Chief Planner and Executive Director of City Planning Division, in consultation with the City Solicitor, be authorized to settle such Site Plan appeal on terms satisfactory to him.

Committee Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on May 8, 2008, and

notice was given in accordance with the Planning Act.

The Planning and Growth Management Committee requested:

1. the Chief Planner and Executive Director of City Planning, in consultation with appropriate City officials, to report to City Council on May 26, 2008, on the issues raised in presentations made at the Statutory Public Meeting held on May 8, 2008 at the Planning and Growth Management Committee, in addition to any other matters and/or revisions that arise from the presentations that the Chief Planner and Executive Director deems advisable;
2. the General Manager, Transportation Services, work with area businesses, community members, and the local Councillor to review and address any traffic or parking issues in the area, including any issues related to any proposed new places of worship;
3. the appropriate City officials report to the Planning and Growth Management Committee on:
 - a. the minimum notification standard on developments interior to Employment Districts;
 - b. the loss of tax revenue that will result from the conversion of HPI zoned land to Places of Worship;
 - c. whether revenue generating businesses can be eligible for “tax free” status when adjoining or operated by Places of Worship.

Financial Impact

The recommendations in this report have no financial impact.

Summary

City Council on May 23, 24 and 25, 2007 directed the Chief Planner and Executive Director to undertake a study for all lands within the O’Connor/Bermondsey Business Area that are designated as Employment Areas on Map 20 in the Official Plan. The purpose of the study was to review and analyze the existing conditions, zoning regulations and planning policies as they relate to Places of Worship within the O’Connor/Bermondsey Business Area, and to determine if new policies and standards are required.

At that same meeting, City Council enacted an Interim Control By-law to prohibit Places of Worship on all lands within the O’Connor/Bermondsey Business Area for a period of one (1) year. The Interim Control By-law will expire on May 23, 2008.

This report presents the findings of the O’Connor/Bermondsey Business Area planning study, and recommends amendments to the former Borough of East York Zoning By-law 6752, as amended.

The proposed By-law Amendment for the portion of the area in East York continues to permit

Places of Worship and establishes new regulations through the introduction of specific development standards.

These City-initiated amendments are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Background Information (Committee)

March 25, 2008 Report - O'Connor/Bermondsey Business Area Study
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12518.pdf>

Background Information (City Council)

(May 22, 2008) from Chief Planner and Executive Director, City Planning (PG15.1a)
<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13181.pdf>

Communications (Committee)

(May 1, 2008) e-mail from Dianne Hilliard (PG.Supp.PG15.1.1)
 (May 7, 2008) letter from Hubert and Shantha Joseph (PG.New.PG15.1.2)
 (May 6, 2008) letter from Richard Pernicky, Cole Engineering Group Ltd. (PG.New.PG15.1.3)
 (May 7, 2008) letter from N. Jane Pepino, Aird & Berlis LLP (PG.New.PG15.1.4)
 (May 7, 2008) letter from Michelle Medeiros (PG.New.PG15.1.5)
 (May 7, 2008) letter from Charles Mondesir (PG.New.PG15.1.6)
 (May 7, 2008) e-mail from Jair Guerrero (PG.New.PG15.1.7)
 (May 7, 2008) letter from Jim Tsatsos, High Park/Gerrard Early Learning Centres (PG.New.PG15.1.8)
 (May 7, 2008) e-mail from William Petropoulos (PG.New.PG15.1.9)
 (May 7, 2008) e-mail from Allan J. Mayhew CCIB (PG.New.PG15.1.10)
 (May 7, 2008) e-mail from Matthew Zufelt (PG.New.PG15.1.11)
 (May 8, 2008) e-mail from Kim McCartney (PG.New.PG15.1.12)
 (May 8, 2008) submission from Paul Scrivener, The Toronto Industry Network (PG.New.PG15.1.13)
 (May 6, 2008) letter from Justin Van Dette, Parkview Hills Community Association (PG.New.PG15.1.14)

Speakers (Committee)

N. Jane Pepino, Toronto City Church
 Paul H. Scrivener, The Toronto Industry Network
 Charles Mondesir
 Jim Moutsanas
 William Petropoulos
 Tiziano Giancroce
 Dimitrios Grigoriadis
 Justin Van Dette, Parkview Hills Community Association
 Orlando Batista
 Stefanos Michelis
 Nao Tateishi
 Afzal Dhalwawi
 Saleh Ahmed

John Zorbas
 Allan Mayhew
 Councillor Janet Davis
 Councillor Frances Nunziata

PG15.2	Amended			Ward: All
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Stimulating Economic Growth: Toronto's Imagination, Manufacturing, Innovation and Technology (IMIT) Financial Incentives Program

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council designate the lands shown on Maps 1 and 2, attached hereto as Schedule "1" of Attachment 1, as a Community Improvement Project Area.
2. City Council adopt the City-wide Community Improvement Plan attached hereto as Schedule "2" of Attachment 1 and as amended by Part 5 below, to implement a City-wide Financial Incentives Program consisting of development grants, in the form of Tax Increment Equivalent Grants for certain defined uses, and/or Brownfield Remediation Tax Assistance, subject to:
 - a. including "Corporate Headquarters" as an eligible use.
 1. Definition - Corporate Headquarters (HQ)
 A Corporate HQ serves as the operational and administrative centre for a company. Any location within the Downtown Core, within the City's office centres and on sites along the subway corridors will be eligible. To qualify as a corporate HQ, the following characteristics shall be satisfied.
 - A declaration in corporate statements for a Global HQ, or Canadian HQ in Toronto
 - Represents the Command & Control Centre for corporate activities within a prescribed national or international geography
 - Represents the Strategic Planning Centre for corporate activities within a prescribed national or international geography
 - Represents the principal office location for the Chief Executive Officer and senior executive team
 - Occupies a minimum floorspace of 100,000 square feet
 - Maintains a minimum employment of 300 persons.
3. City Council adopt the Waterfront Community Improvement Plan attached hereto as Attachment 2 to implement a Financial Incentives Program consisting of development grants, in the form of Tax Increment Equivalent Grants for certain defined uses, and/or

Brownfield Remediation Tax Assistance in the Waterfront, and to allow the City to acquire land in the Waterfront, develop it, rehabilitate or expand buildings on it, and dispose of the land or buildings at or below market value, and as amended by Part 5 below and subject to adding to the second paragraph of Section 3.4 of Appendix 2, the words “other funding from Waterfront Toronto, or funding from other orders of government to support the film industry”, so the section will now read:

3.4 Relationship with Other Grants

The Development Grant for eligible floorspace may be adjusted to reflect the amount of financial assistance for its development received from other federal, provincial or municipal sources. In particular, floorspace that is supported by TWRC’s ‘Ground Floor Animation Strategy’ will not be eligible for Development Grants.

Buildings and developments that receive Brownfields Remediation Tax Assistance, Heritage Grants, energy efficiency grants, other environmental grants, other funding from Waterfront Toronto, or funding from other order of government to support the film industry will be eligible for the full amount of the Development Grant.

4. City Council adopt the South of Eastern Employment District Community Improvement Plan attached hereto as Attachment 3 and as amended by Part 5 below, to implement a Financial Incentives Program consisting of development grants, in the form of Tax Increment Equivalent Grants for certain defined uses, and/or Brownfield Remediation Tax Assistance in the South of Eastern, and to allow the City to acquire land in the South of Eastern, develop it, rehabilitate or expand buildings on it, and dispose of the land or buildings at or below market value.
5. City Council amend the City-wide, Waterfront, and South Eastern Community Improvement Plans by deleting the existing definition of Major Film Studio and replacing it with the following:

Film Studio Complex: Premises used for producing motion pictures with a minimum GFA of 7,500 square metres, and uses accessory to the film studio facilities and services for employees and users of the Film Studio Complex, and other uses associated with the operation of the film studios.
6. City Council repeal the New Toronto CIP at the first meeting of Council following the date that the City-wide CIP comes into full force and effect for the area covered by the New Toronto CIP recognizing that applications received before that date shall continue to receive grants pursuant to the New Toronto CIP.
7. City Council direct the General Manager of Economic Development, Culture and Tourism to report back on steps that may be necessary to accommodate the WoodbineLive! proposal to establish a major tourism/entertainment complex in North West Etobicoke and a separate CIP schedule if necessary.

8. City Council provide authority to the General Manager of Economic Development Culture and Tourism to review applications to the Financial Incentives Program to determine eligibility and to execute financial incentive agreements to implement the Brownfield Remediation Tax Assistance Program and the Development Grant Program, in a form satisfactory to the City Solicitor.
9. City Council direct the General Manager of Economic Development Culture and Tourism to initiate a review of the CIPs and Financial Incentive Program no later than 4 years after this plan comes into effect or when the total financial commitment through the proposed CIPs exceeds \$50 million, whichever is earlier.
10. City Council direct the General Manager of Economic Development Culture and Tourism to report on the composition of an Advisory Committee to be established to assist with the program review as provided for in Part 9 above.
11. City Council direct the General Manager of Economic Development Culture and Tourism to prepare an annual report to the Economic Development Committee outlining grant recipients, their corresponding projects and level of incentive provided, the report to include the clawback thresholds and the relationship of achievement of each recipient to the clawback thresholds, and the status of Local Employment efforts.
12. City Council direct the appropriate City officials to request the Province to amend legislation to enable the City of Toronto to apply a lower tax rate to new construction in the commercial property class and industrial property class, as may be defined by the Province in its application of a lower education tax rate to such new construction.
13. Subject to the legislation being enacted in Part 12, City Council apply a lower tax rate to new construction as defined in the legislation, such lower tax being based on a municipal tax rate of 2.5 times the residential rate.
14. City Council authorize the General Manager of Economic Development, Culture and Tourism to establish protocols with the Provincial Ministries of Economic Development and Trade (MEDT), Research and Innovation (MRI), Small Business and Entrepreneurship (MSBE) to ensure that the City's incentives program and the Provinces Next Generation Jobs Fund and related programs work together effectively to support Toronto's existing business community and attract new investment.
15. The City Manager be directed to establish a Committee of senior staff to report on how to achieve a "Welcoming/Can Do" attitude at City Hall.
16. City Council direct the appropriate staff to report back on potential alternate assistance for MaRS Phase I.
17. City Council direct the Deputy City Manager and Chief Financial Officer to provide payment of the incentive grant to eligible recipients not later than 90 days following the receipt of the final tax payment;
18. City Council direct Economic Development staff to report back on a "Platinum"

development grant program, including employee-based incentives, to address various submissions made at the May 8, 2008 statutory public meeting.

19. City Council direct the General Manager of Economic Development, Culture and Tourism to prepare a definition of “Local Employment” for the purposes of the TIEG program, and report to the Executive Committee.
20. City Council authorize the City Solicitor to introduce the necessary bills to implement the foregoing.
21. The following Planning and Growth Management Committee recommendation be referred to the Deputy City Manager of Citizen Focused Cluster A to identify a source of funds for this initiative from within the existing 2008 Economic Development Budget:

 “In conjunction with the adoption of the Financial Incentives Program, City Council direct Economic Development staff to develop and implement a comprehensive marketing plan for the promotion of the Financial Incentives Program as well as other business friendly initiatives as outlined in “Toronto’s Enhanced Business Climate Report Update”, and approve a budget increase of \$80,000 to deliver the program.”
22. The following motion be referred to General Manager of Economic Development, Culture and Tourism to report on the extension of the local hiring program for the duration of the Tax Increment Equivalent Grants (TIEG) enrolment:

Moved by Councillor Mihevc:

“That the Tax Increment Equivalent Grants (TIEG) program contain a provision that the employer’s local hiring commitment/efforts will extend for the length of their enrolment in the program.”.

Statutory - Planning Act, RSO 1990

(April 22, 2008) Report from Sue Corke, Deputy City Manager, Joe P. Pennachetti, Deputy City Manager and Chief Financial Officer, and Gary Wright, Acting Chief Planner and Executive Director, City Planning

Committee Recommendations

The Planning and Growth Management Committee recommends that City Council:

1. Designate the lands shown on Maps 1 and 2, attached hereto as Schedule “1” of Attachment 1, as a Community Improvement Project Area.
2. Adopt the City-wide Community Improvement Plan attached hereto as Schedule “2” of Attachment 1 to implement a City-wide Financial Incentives Program consisting of development grants, in the form of Tax Increment Equivalent Grants for certain defined

uses, and/or Brownfield Remediation Tax Assistance, *subject to*:

- a. including "Corporate Headquarters" as an eligible use.
 1. Definition - Corporate Headquarters (HQ)
 A Corporate HQ serves as the operational and administrative centre for a company. Any location within the Downtown Core, within the City's office centres and on sites along the subway corridors will be eligible. To qualify as a corporate HQ, the following characteristics shall be satisfied.
 - A declaration in corporate statements for a Global HQ, or Canadian HQ in Toronto
 - Represents the Command & Control Centre for corporate activities within a prescribed national or international geography
 - Represents the Strategic Planning Centre for corporate activities within a prescribed national or international geography
 - Represents the principal office location for the Chief Executive Officer and senior executive team
 - Occupies a minimum floorspace of 100,000 square feet
 - Maintains a minimum employment of 300 persons
3. Amend the Waterfront Community Improvement Plan attached hereto as Attachment 2 by expanding the East Bayfront and Portlands Focus Areas to the boundaries of the East Bayfront and Portlands Community Improvement Project Areas, and adopt the Plan as so amended, to implement a Financial Incentives Program consisting of development grants, in the form of Tax Increment Equivalent Grants for certain defined uses, and/or Brownfield Remediation Tax Assistance in the Waterfront, and to allow the City to acquire land in the Waterfront, develop it, rehabilitate or expand buildings on it, and dispose of the land or buildings at or below market value.
4. Adopt the South of Eastern Employment District Community Improvement Plan attached hereto as Attachment 3 to implement a Financial Incentives Program consisting of development grants, in the form of Tax Increment Equivalent Grants for certain defined uses, and/or Brownfield Remediation Tax Assistance in the South of Eastern, and to allow the City to acquire land in the South of Eastern, develop it, rehabilitate or expand buildings on it, and dispose of the land or buildings at or below market value.
5. Repeal the New Toronto CIP at the first meeting of Council following the date that the City-wide CIP comes into full force and effect for the area covered by the New Toronto CIP recognizing that applications received before that date shall continue to receive grants pursuant to the New Toronto CIP.
6. Direct the General Manager of Economic Development, Culture and Tourism to report back on steps that may be necessary to accommodate the WoodbineLive! proposal to establish a major tourism/entertainment complex in North West Etobicoke and a separate CIP schedule if necessary.

7. Provide authority to the General Manager of Economic Development Culture and Tourism to review applications to the Financial Incentives Program to determine eligibility and to execute financial incentive agreements to implement the Brownfield Remediation Tax Assistance Program and the Development Grant Program, in a form satisfactory to the City Solicitor.
8. Direct the General Manager of Economic Development Culture and Tourism to initiate a review of the CIP's and Financial Incentive Program no later than 4 years after this plan comes into effect or when the total financial commitment through the proposed CIP's exceeds \$50 million, whichever is earlier.
9. Direct the General Manager of Economic Development Culture and Tourism to report on the composition of an Advisory Committee to be established to assist with the program review as provided for in Recommendation 8 above.
10. Direct the General Manager of Economic Development Culture and Tourism to prepare an annual report to the Economic Development Committee outlining grant recipients, their corresponding projects and level of incentive provided.
11. Direct the appropriate City officials to request the Province to amend legislation to enable the City of Toronto to apply a lower tax rate to new construction in the commercial property class and industrial property class, as may be defined by the Province in its application of a lower education tax rate to such new construction.
12. Subject to the legislation being enacted in Recommendation 11, apply a lower tax rate to new construction as defined in the legislation, such lower tax being based on a municipal tax rate of 2.5 times the residential rate.
13. In conjunction with the adoption of the Financial Incentives Program, direct Economic Development staff to develop and implement a comprehensive marketing plan for the promotion of the Financial Incentives Program as well as other business friendly initiatives as outlined in "Toronto's Enhanced Business Climate Report Update", and approve a budget increase of \$80,000 to deliver the program.
14. Authorize the General Manager of Economic Development, Culture and Tourism to establish protocols with the Provincial Ministries of Economic Development and Trade (MEDT), Research and Innovation (MRI), Small Business and Entrepreneurship (MSBE) to ensure that the City's incentives program and the Provinces Next Generation Jobs Fund and related programs work together effectively to support Toronto's existing business community and attract new investment.
15. Authorize the City Solicitor to introduce the necessary bills to implement the foregoing.

Committee Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on May 8, 2008, and notice was given in accordance with the Planning Act.

The Planning and Growth Management Committee requested:

1. City Planning and Economic Development, Culture and Tourism staff to report to City Council on May 26, 2008, on the following matters:
 - a. whether the uses permitted in the Filmport Ground Lease and the Filmport Option Agreement would be eligible under the Waterfront CIP;
 - b. the eligibility of MaRS Phase 1 for the T.I.E.G. Program;
 - c. investigate with the Ministry of Municipal Affairs and Housing the possibility of including an employee-based training incentive within the CIP and report to City Council;
 - d. the submission from Alexandria Real Estate Equities Inc.;
 - e. the submission from TEDCO.
2. the Deputy City Manager and Chief Financial Officer to report to City Council on May 26, 2008, on a mechanism to provide the grant rebate cheque to a grantee no later than 90 days after the full payment of property taxes is received;
3. the Deputy City Manager and Chief Financial Officer, in conjunction with the General Manager of Economic Development, Culture and Tourism, investigate and report to the Planning and Growth Management Committee by the end of 2008, on a proposed approach for a Brownfield Acquisition Fund, using a portion of the municipal share of the incremental taxes generated by new investment through the City's proposed tax increment equivalent grant program;
4. the General Manager, Economic Development, Culture and Tourism to find additional incentives to be made available for eligible investment in the thirteen priority neighbourhoods, and report thereon to the Planning and Growth Management Committee within two months' time;
5. the General Manager, Economic Development, Culture and Tourism to report to the Planning and Growth Management Committee on the results of the employment study in Weston-Mount Dennis and the economic incentives available for eligible investment in that area;
6. the Deputy City Manager, Cluster "B", to consider, as part of the City Planning Division Program Review, opportunities to better align the development approval process (Planning and Building approvals) with the City's objectives for economic growth for businesses eligible under the proposed CIPs, with a view in particular to reducing approval timeframes.
7. the General Manager of Economic Development, Culture and Tourism to work through the Neighbourhood Action Team and the local community in the Mount Dennis Weston

Area to ensure that a local economic development plan be created that builds on new and existing tools.

8. the General Manager, Economic Development, Culture and Tourism, the Chief Planner and Executive Director, City Planning and the Deputy City Manager and Chief Financial Officer to report to the Planning and Growth Management Committee on a two tiered T.I.E.G. program that would bonus new development/investment applications from the identified list of targeted sectors with a more aggressive Financial Incentive Program if those applications meet higher labour standards, provide enhanced training programs, achieve higher environmental building standards and include housing components for strategic workers on site.

Financial Impact

The intent of the proposed program is to implement incentives and initiatives to attract new businesses consistent with the City's key economic sectors, thereby expanding the City's property assessment base and property tax revenues with a net positive impact on the City over the long term. Tax Increment Equivalent Grants (TIEG's), made under the provisions of a Community Improvement Plan (CIP), are intended to be funded from new incremental tax revenues that, but for the provision of financial incentives, the City would not otherwise realize.

To some extent then, the true financial impact is difficult to estimate at this point, because the basis of the grant is that without it the development would not occur. Historically, however, some natural assessment growth has occurred within the sectors recommended for financial incentives in this report, in the absence of these proposed financial incentives. Under the proposed CIP's, all new development within the allowable sectors, whether specifically motivated to locate or expand by the offer of incentives, or not, would be eligible for the TIEG's. Thus recent growth provides a baseline indicator of the potential impact. Over the last 3 years, the City has received on average 6 new construction projects per year that would have been eligible for incentives that now produce \$6 million in taxes annually for the City.

Figure 1 - Natural Assessment Growth 2005-2007

SECTOR recommended for eligibility	No. Permits	Construction Value	Approximate annual tax levy on additional construction	Potential TIEG 10yrs @ 60%
Manufacturing	12	\$73,850,000	1,477,000	8,862,000
IT	1	\$21,000,000	420,000	2,520,000
Biomedical	1	\$14,000,000	280,000	1,680,000
Tourism	1	\$29,000,000	580,000	3,480,000
Office - (related to eligible sectors)	4	\$163,539,595	3,270,792	19,624,751
TOTAL	19	\$301,389,595	6,027,792	36,166,751

Based on historical assessment growth, and the proposed 60% TIEG over 10 years, the City could potentially be foregoing \$36 million in taxes from just the 3 years reviewed alone. This potential assessment growth loss has to be weighed against the potential future assessment gains and increased economic impact from development that would not otherwise have occurred. In addition, several new major development proposals are currently before the City that will not otherwise occur in the absence of sufficient financial incentives. These include major development proposals representing the potential of over \$1 billion in assessment value, and potentially \$20 million annually in property taxes for the City. If eligible for the financial incentives proposed, these developments may be entitled to \$120 million in TIEG grants over 10 years, with the City receiving \$80 million in new tax revenue over the same period.

A budgetary account will be established to direct a portion of incremental tax revenues in each year of the program's operation in an amount sufficient to fund annual grants provided. The balance of new tax revenues will contribute to the City's overall tax revenues arising from new assessment growth.

Since the financial impact of the program is difficult to estimate at this stage, it is recommended that the program be reviewed either four years after the CIP's come into effect or when the total financial commitment through the proposed CIP's exceeds \$50 million, whichever comes earlier.

Summary

At its December 11, 12, 13, 2007 meeting, Council approved in principle the introduction of a City-Wide Financial Incentives Program (FI Program) in order to stimulate investment in the industrial commercial sectors in Toronto. This complemented Council's 2006 direction for the preparation of Community Improvement Plans to provide financial incentives to support economic development in the Waterfront and the South of Eastern Employment District.

This Report recommends a strategy to implement the FI Program through a City-wide Community Improvement Plan (CIP) and separate CIP's for the Waterfront and the South of Eastern Employment District that:

- a. Include brownfield remediation tax assistance and tax increment equivalent grants for the development of employment uses within identified sectors;
- b. Target the following sectors: Manufacturing, Bio-medical, Environmental, Information Technology, Creative Industries and Tourism;
- c. Support new office construction in the Etobicoke, North York and Scarborough Centres, and in the Waterfront and South of Eastern Employment District;
- d. Provide grants to a maximum of 60% of a project's tax increment over a ten year period with the potential for the cancellation of the tax increment for up to two additional years to provide incentives for soil clean-up, when necessary (for a combined maximum incentive of 67% of the tax increment); and

- e. Requires grant recipients to achieve green building standards and participate in local hiring initiatives.

The program will be administered by Economic Development Culture and Tourism, with the Division's General Manager being responsible for the review and approval or rejection of applications for assistance and ensuring that recipients comply with the requirements of the program. Other City Divisions will provide administrative assistance as required.

Intensive consultation processes for the City-wide and Waterfront initiatives enabled Toronto businesses, associations, unions, landowners, ratepayer groups and the general public to provide their comments and suggestions for an acceptable program.

This is a bold initiative for the City of Toronto which will have positive benefits for the municipality and aligns with the Agenda for Prosperity. It will allow the City to compete more effectively in the global marketplace and put Toronto on equal footing with many jurisdictions which have been utilizing financial incentives for many years to their advantage.

Background Information (Committee)

Stimulating Economic Growth: Toronto's Imagination, Manufacturing, Innovation and Technology (IMIT) Financial Incentives Program

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12573.pdf>)

CIP Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12576.pdf>)

CIP Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12577.pdf>)

CIP Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12578.pdf>)

CIP Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12579.pdf>)

CIP Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12580.pdf>)

CIP Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12581.pdf>)

Background Information (City Council)

(May 22, 2008) report from the Deputy City Manager, the Deputy City Manager and Chief Financial Officer and the Chief Planner and Executive Director, City Planning (PG15.2a)

(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13186.pdf>)

Presentation material from the General Manager, Economic Development, Culture and Tourism (PG15.2b)

(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13284.pdf>)

Communications (Committee)

(February 13, 2008) submission from Eric CheeYan Cheng (PG.Supp.PG15.2.1)

(February 13, 2008) submission from Christopher Smith, The International Group Inc. (PG.Supp.PG15.2.2)

(February 13, 2008) submission from Jeff Carefoote, Amsterdam Brewing Co. (PG.Supp.PG15.2.3)

(February 13, 2008) submission from John Hay, Ontario Craft Brewers (PG.Supp.PG15.2.4)
 (February 13, 2008) submission from Paul Doyle, Atlantic Packaging Products Ltd. (PG.Supp.PG15.2.5)
 (February 13, 2008) submission from Bob Hoang (PG.Supp.PG15.2.6)
 (February 13, 2008) submission from Rick Ciccarelli, Mount Dennis Weston Network (PG.Supp.PG15.2.7)
 (February 13, 2008) submission from James Robinson, Downtown Yonge BIA (PG.Supp.PG15.2.8)
 (February 15, 2008) letter from Paul Martin, Leaside Business Park Association (PG.Supp.PH15.2.9)
 (February 29, 2008) letter from Blake Cordish, The Cordish Company and Nick Eaves, Woodbine Entertainment Group (PG.Supp.PG15.2.10)
 (March 4, 2008) e-mail from Paul H. Scrivener (PG.Supp.PG15.2.11)
 (March 5, 2008) letter from Marc Hollin, UNITE HERE Ontario Council (PG.Supp.PG15.2.12)
 (March 13, 2008) letter from Kevin Kirn, Alexandria Real Estate Equities Inc. (PG.Supp.PG15.2.13)
 (March 17, 2008) submission from The Toronto Board of Trade (PG.Supp.PG15.2.14)
 (May 1, 2008) letter from Sarah Ker-Hornell, FilmOntario (PG.Supp.PG15.2.15)
 (May 5, 2008) letter from Kevin M. Kirn, Alexandria Real Estate Equities Inc. (PG.New.PG15.2.16)
 (May 7, 2008) letter from Paul Clifford, UNITE HERE Local 75 (PG.New.PG15.2.17)
 (May 7, 2008) fax from Dalton Shipway (PG.New.PG15.2.18)
 (May 7, 2008) letter from David Hardy, NABET 700 CEP (PG.New.PG15.2.19)
 (May 7, 2008) letter from Dennis H. Wood, Wood Bull LLP (PG.New.PG15.2.20)
 (May 8, 2008) submission from Paul Scrivener, The Toronto Industry Network (PG.New.PG15.2.21)
 (May 8, 2008) letter from Ilse Treurnicht, MaRS Discovery District (PG.New.PG15.2.22)
 (May 7, 2008) letter from Mark R. Flowers, Davies Howe Partners (PG.New.PG15.2.23)
 (May 8, 2008) submission from Mike Sullivan, Weston Community Coalition and Rick Ciccarelli, Mount Dennis Weston Network (PG.New.PG15.2.24)
 (May 8, 2008) submission from Carol Wilding, The Toronto Board of Trade (PG.New.PG15.2.25)
 (May 8, 2008) submission from John Cartwright, Toronto and York Region Labour Council (PG.New.PG15.2.26)
 (May 8, 2008) letter from John A. Macintyre, TEDCO (PG.New.PG15.2.27)
 (May 8, 2008) submission from Natalie Hundt, Toronto ACORN (PG.New.PG15.2.28)

Communications (City Council)

(May 21, 2008) e-mail from Andrew W. Himel, Managing Partner, Kilmer Brownfield Management Limited (CC.Supp.PG15.2.29)

Speakers (Committee)

Mayor David Miller
 Robert Hess, Consultant
 Carol Wilding, President of the Board of Trade
 Aleem Kanji, Toronto Board of Trade
 Dale Martin, MaRS Centre

Natalie Hunt, Toronto Acorn
 Dalton C. Shipway
 Mike Sullivan, Mount Dennis Weston Network
 John Cartwright, President, Toronto York Region Labour Council
 Ken Ferguson
 John Macintyre, TEDCO
 Michael Rosenberg
 Glen Magder
 Kevin Kirm, Alexandria Real Estate Equities Inc.
 Councillor Shelley Carroll
 Councillor Janet Davis
 Councillor Frances Nunziata
 Councillor Kyle Rae

PG15.5	Amended			Ward: 3, 5
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Carbon Footprint Reduction on the three City West District Design Initiative sites

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council request the Chief Corporate Officer, in conjunction with Toronto Hydro Energy Services Incorporated (THESI) and Enwave Energy Corporation (Enwave), to carry out a Community Energy Assessment for the three development areas: Etobicoke Civic Centre, Westwood Theatre Lands and Bloor-Islington Lands developments, consistent with the strategy for reducing the carbon footprint for the sites, the study to also include the lands adjacent to the Allen Road, including the 75 City-owned acres around the Downsview Subway Station, Downsview Park and the Lawrence Heights Rehabilitation Area.
2. City Council request the Chief Corporate Officer to continue to work with Toronto Hydro Energy Services Incorporated (THESI) and Enwave Energy Corporation (Enwave) on the implementation of a pilot project for Geothermal Source Heating and Cooling on the Westwood Theatre Lands.

(April 22, 2008) Report from Chief Corporate Officer

Committee Recommendations

The Planning and Growth Management Committee recommends that City Council:

1. Request the Chief Corporate Officer, in conjunction with Toronto Hydro Energy Services Incorporated (THESI) and Enwave Energy Corporation (Enwave), to carry out

a Community Energy Assessment for the three development areas: Etobicoke Civic Centre, Westwood Theatre Lands and Bloor-Islington Lands developments, consistent with the strategy for reducing the carbon footprint for the sites.

2. Request the Chief Corporate Officer to continue to work with Toronto Hydro Energy Services Incorporated (THESI) and Enwave Energy Corporation (Enwave) on the implementation of a pilot project for Geothermal Source Heating and Cooling on the Westwood Theatre Lands.

Summary

A community energy assessment will determine projected energy demand profiles and opportunities to minimize energy needs and explore options, including geo-energy and district energy systems, for meeting energy demands for the purpose of reducing the development's carbon footprint, on the three City-owned sites referenced in the West District Design Initiative: Etobicoke Civic Centre, Westwood Theatre Lands and Bloor Islington Lands.

Background Information (Committee)

Carbon Footprint Reduction on the three City West District Design Initiative sites
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12570.pdf>

Carbon Footprint Reduction - Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12571.pdf>

PG15.6	Amended			Ward: All
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Amendments to Municipal Code Chapter 363: Vibration Control

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council authorize the City Solicitor to introduce a Bill amending Chapter 363 of the City of Toronto Municipal Code as outlined in this report and largely in accordance with the attached draft by-law (Attachment No. 1).
2. City Council direct Deputy City Manager Richard Butts, in consultation with the Executive Director and Chief Building Official, Toronto Building, and the Chief Planner and Executive Director, City Planning, to report to the September 2009 meeting of the Planning and Growth Management Committee regarding a review of the efficacy of the amendments to Municipal Code Chapter 363: Vibration Control, the report to suggest improvements, if needed.

(April 24, 2008) Report from Chief Building Official and Executive Director, Toronto Building

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council authorize the City Solicitor to introduce a Bill amending Chapter 363 of the City of Toronto Municipal Code as outlined in this report and largely in accordance with the attached draft by-law (Attachment No. 1).

Financial Impact

The recommendations will have no financial impact beyond what has already been approved in the current year's budget.

Summary

This report responds to Council direction for the Chief Building Official and Executive Director, Toronto Building to report to Planning and Growth Committee with amendments to Chapter 363 of the Toronto Municipal Code to regulate vibrations that result from construction activity. The previous report endorsed by Council (June 2007) recommended a proactive, rather than a complaints driven approach.

The proposed by-law amends Chapter 363, under the authority of the Building Code Act to require building permit applicants to identify construction and demolition activities that may result in vibrations. When there is a likelihood of vibrations, the by-law requires the applicant to develop a vibration monitoring program, hold a public meeting and conduct precondition surveys of buildings and structures within an identified "zone of influence". The by-law contains specific vibration control criteria to which construction must conform and sets out a notification and complaints protocol.

The by-law does not replace the general nuisance by-laws, but will limit the potential for adverse impacts on buildings and infrastructure adjacent to sites where construction activity is taking place.

The by-law reflects the public and Councillors' comments Toronto Building received during a focused consultation.

Background Information (Committee)

Amendments to Municipal Code Chapter 363: Vibration Control
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12572.pdf>)
Draft By-law Construction Vibrations
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12575.pdf>)

Speakers (Committee)

Councillor Cliff Jenkins

Submitted Thursday, May 8, 2008

Councillor Peter Milczyn, Vice-Chair, Planning and Growth Management Committee